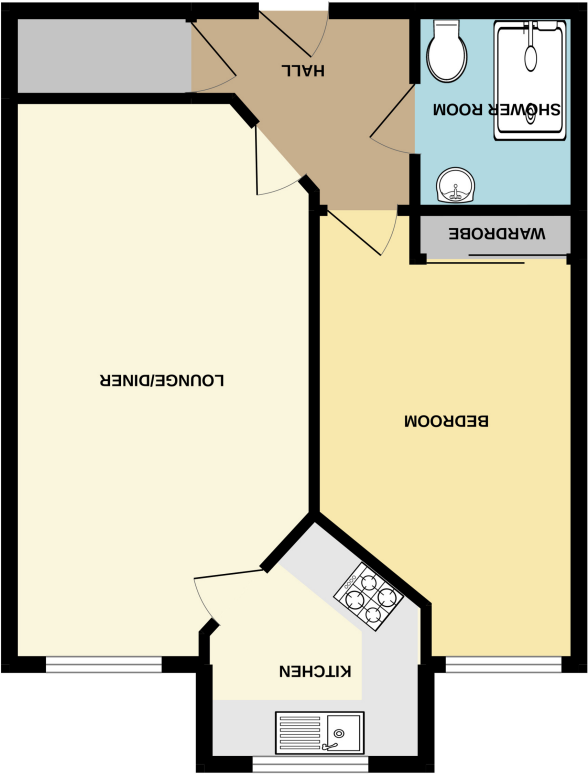


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 488 sq ft (45.4 sq m.) approx.
Made with Magicplan 2022



ACCOMMODATION
488 sq.ft. (45.4 sq.m.) approx.

Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Current	Potential	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
66	77	A (92-100)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)





ENTRANCE

Entrance via private entrance door with spy hole and brass fixtures into Hallway.

HALLWAY

7' 8" x 6' 10" (2.34m x 2.08m) Coved ceiling with inset spotlights and mains wired smoke alarm. Emergency pull cord unit. Door to built in storage cupboard housing hot water cylinder and Electricity Fuseboard and Electric Meter. Cupboard measures 2'9" x 6'2". Carpeted throughout extending into built in cupboard. Doorway through to living room.

LIVING ROOM

19' 7" x 10' 8" (5.97m x 3.25m) UPVC double glazed window to front southerly aspect. Two ceiling light points. Coving to ceiling .Emergency pull cord. Wall mounted storage heater. Carpet laid throughout. Double opening doors through to kitchen.

KITCHEN

7' 7" x 8' 1" (2.31m x 2.46m) UPVC double glazed window to front southerly aspect. Ceiling mounted fluorescent kitchen light with coving. Wall mounted Electric heater. Emergency pull cord. Kitchen comprises of a range of wall mounted and base level kitchen units. Electrolux mid-height integral Electric oven. Four ring Hotpoint Electric hob with Electrolux extractor hood over. Stainless steel sink unit with mixer taps and drainer. Space for fridge & freezer. Ceramic tiled splashbacks to three aspects. Vinyl flooring laid throughout.

BEDROOM

15' 8" NARROWING TO THE WARDROBES 13' 7" (4.78m x 4.14m) x 9'2" NARROWING AT WINDOW TO 5'4" . UPVC double glazed window to front southerly aspect. Coved ceiling with ceiling light point. Emergency pull cord. Wall mounted storage heater. Carpet laid throughout. Built in wardrobe with bifold mirrored fronted doors.



MODERN FITTED SHOWER ROOM

6' 9" x 5' 6" (2.06m x 1.68m) Coved ceiling with inset spotligting. Wall mounted extractor vent. Wall mounted Electric chrome towel rail. Open aspect feature shelving area. Suite comprises of a double shower cubicle with sliding glass door to the enclosure. Shower seat. Thermostatic mixer shower with rainfall shower head and additional hand held shower hose. Emergency push button. Wash basin with mixer tap inset to gloss vanity unit. Dual flush mechanism WC. Ceramic tiled walls with attractive feature inlay border and ceramic non-slip tiled flooring throughout.

COST CHARGES & LEASE DETAILS

GROUND RENT - approximately £364.00 twice a year.
MAINTENANCE CHARGES - approximately £1660 twice a year - this includes Building Insurance. Cleaning of Communal areas. Upkeep of garden & grounds. Window cleaning. Laundry room facilities, Refuse/Domestic waste. Water & Sewage Charges.

REMAINING LEASE - IN EXCESS OF 100 YEARS APPROXIMATELY.

THERE IS A 24 HOUR EMERGENCY APPELLO CALL SYSTEM.

GUEST SUITE FACILITIES

AVAILABLE TO HIRE - 2 SINGLE BEDS & ENSUITE.
ALSO FOR ALL OWNERS - THEY CAN HIRE OTHER 'MACARTHY & STONE' GUEST SUITE FACILITIES IN OTHER LOCATIONS FOR A CHARGE.

COUNCIL TAX

ROCHFORD COUNCIL - TAX BAND B

DISCLAIMER

Pursuant to the Estate Agents Act 1979, we confirm that the seller of this property is a relation of an employee of Elliott & Smith Partnership.